

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R41772

Property Information

property address: 301 E 33RD ST
legal description: SMYTHE #1, BLOCK B, LOT 2
owner name/address: MOREHEAD, MITCHELL P
810 S WASHINGTON AVE
BRYAN, TX 77803-4563
full business name: CARQUEST AUTO COLOR
land use category: RET. COMM. type of business: AUTO SHOP
current zoning: SC-B occupancy status: OCCUPIED
lot area (square feet): 7920 frontage along Texas Avenue (feet): 107
lot depth (feet): 142 sq. footage of building: 3500
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): METAL
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) FRONT SET BACK ~ 12 FT.
approximate construction date: 1981 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: ELECTRIC
overall condition (specify): GOOD
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 6
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 8x6 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: OKAY
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

N/A how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: mostly concrete

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no N/A

Other Comments:
